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**Ground Floor**

**First Floor**

Approximate Gross Internal Area  
 Ground Floor = 35.8 sq m / 385 sq ft  
 First Floor = 35.3 sq m / 380 sq ft  
 Total = 71.1 sq m / 765 sq ft

Energy Efficiency Rating	Current	Potential
A	(82+)	
B	(81-81)	
C	(69-80)	
D	(55-68)	
E	(39-54)	
F	(21-38)	
G	(1-20)	
Energy Efficiency Rating	63	77

England, Scotland & Wales  
 EU Directive 2002/91/EC  
 Not energy efficient - higher running costs



### Description

Offering exceptional potential and generous living space, this spacious two-bedroom end of terrace house is a fantastic opportunity for buyers looking for a home to put their own stamp on. Nestled on a desirable corner plot, this property benefits from a large rear garden that is perfect for outdoor entertaining, gardening, or extending, subject to planning permission. Set in the sought after top end of Chells, this chain free property is ready for a new owner to appreciate and enhance its many attributes.



The property is ideally located in Chells, a well-regarded residential area known for its family-friendly atmosphere and excellent local amenities. Within easy reach of good transport links, schools, parks, and shopping facilities, Chells offers a perfect balance of convenience and community. Residents enjoy the peaceful surroundings with the benefit of being just a short drive from the town centre, making it a popular spot for both first-time buyers and investors alike.

Upon entering the property, you are greeted by a spacious reception room flooded with natural light, creating a warm and welcoming environment perfect for relaxing or entertaining guests. The versatile living area provides ample space for both lounge and dining furniture and the corner plot location allows for additional windows, further enhancing the bright ambiance throughout the day. The layout offers flexibility to adapt the space to your personal needs and style.



The kitchen is well-proportioned, offering plenty of room for cabinetry and essential appliances. With views over the large rear garden, it provides a practical space for day-to-day living with the potential to modernise to your taste. From here, access to the garden makes it effortless to enjoy outdoor dining or leisure activities during warmer months.

Upstairs, there are two generously sized double bedrooms, each offering good storage solutions and space for additional bedroom furniture. Both rooms are naturally bright and airy, ideal for restful sleep or use as a home office or hobby room. The family bathroom services the upstairs accommodation and comprises a clean, functional suite including a bath with shower over, wash basin, and WC.

One of the standout features of this property is the large rear garden, which presents exciting opportunities. Whether you envision a landscaped garden, a play area, or an extension project, the size and layout are sure to inspire a wide range of possibilities for families or developers. The corner plot also means additional side garden space, which is rare to find and further adds to the appeal of this home.



In summary, this chain free two-bedroom end of terrace house offers spacious living throughout, a prime location in Chells, and a large garden with fantastic potential. Ideal for anyone seeking a comfortable family home with scope to personalise, this property is ready to be viewed and appreciated for all it has to offer. Don't miss the chance to secure this gem on a corner plot in one of the area's most desirable locations.

